

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/33 Coorigil Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$620,000

### Median sale price

Median price \$732,500

Property Type Unit

Suburb Carnegie

Period - From 01/07/2020

to 30/09/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/10/2020 16:42

7/33 Coorigil Road, Carnegie Vic 3163

**Jellis  
Craig**

Kon Galitos

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**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

September quarter 2020: \$732,500



 2  1  2

**Property Type:** Unit

**Agent Comments**

Brilliant 2 bedroom ground floor apartment with designer indoor/outdoor living. Open and airy, this relaxing retreat features an entry hall, 2 double bedrooms (custom BIRs, balcony), subway tiled bathroom/laundry, stylish living & dining with bespoke stone kitchen (Bosch appliances) and bi-fold doors onto the expansive deck in the large mod-grass courtyard. In a beautifully maintained block, this boutique abode enjoys Black Butt floors, R/C air cond & parking. Near Koornang Park with its outdoor pool, walk to cafes & transport.

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## Comparable Properties

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**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.